

January 24, 2001

TO: Mayor and City Council

FROM: Doug Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting January 23, 2001

The following item is scheduled for the February 19, 2001 City Council meeting

Public Hearing: Zoning Case Z2000-74
Applicant(s): Loni Fink and Tammy Hornsby-Fink

DESCRIPTION:

A request to rezone 1.3± acres on the north side of North Street, 690± feet east of North County Road **from** Residential Estate **to** Single-Family-1. Neighborhood #11.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval as Single-Family-1.

DM/sg

cc: Loni Fink 972-377-6902
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 5A

Public Hearing: Zoning Case Z2000-74

Applicant(s): Loni Fink and Tammy Hornsby-Fink

Description:

A request to rezone 1.3± acres on the north side of North Street, 690± feet east of North County Road **from** Residential Estate **to** Single-Family-1. Neighborhood #11.

Remarks:

This is a request to rezone 1.3± acres from Residential Estate to Single-Family-1. Through a review of City archives, it appears that Residential Estate zoning was applied to an area extending from North County Road east to Bicentennial Park and from North Street north to the north side of Ranch Estates in July of 1993 with the approval of Zoning Ordinance No. 93-07-11 and the associated zoning atlas. Ranch Estates is a residential subdivision that contains, with one exception, lots of one acre or greater. The minimum lot area for Residential Estates lots is one acre.

While the City Council may have felt that Residential Estate zoning was appropriate for Ranch Estates, staff believes that the zoning may have been inadvertently applied to the block of lots on the north side of North Street. These properties range in size from 50 feet to 268 feet in width and 9,550 square feet to 55,833 square feet in area (one acre equals 43,560 square feet). Single-family homes are constructed on all of the properties with the exception of the applicants' property and each property is owned by a different individual. None of the lots have been platted. Should owners of the smaller properties ever choose to construct additions to their homes, they would be required to plat their property. Platting verifies compliance with setbacks and other City requirements. Only one of the properties (the applicants' property) would conform to Residential Estate requirements. The City would be unable to approve the plats and the homeowners would be unable to modify their homes, because the proposed lots would not conform to the present zoning of the properties.

The applicants are requesting that their property be rezoned from Residential Estate to Single-Family-1. This would enable the applicants to plat their undeveloped property into two Single-Family lots for the construction of two single-family homes (see plat for North Residence Addition). Should the Planning & Zoning Commission and/or City Council wish to apply appropriate zoning to the remaining lots on the north side of North Street, staff recommends that the Planning & Zoning Commission and/or City Council call a public hearing for this purpose. Two of the properties would conform to Single-Family-4 standards. The property with the width of 50 feet would not comply to any of the City's single-family zoning districts with the exception of the Original Town Residential district, but Original Town Residential zoning is not intended to be applied outside of the Old Donation. A variance would be required for the future development of this property. All other properties would conform to Single-Family 1 standards.

Zoning and land use of the surrounding properties are as follows:

| Direction | Land Use | Zoning | Comprehensive Plan |
|-----------|--------------------|--------------------|---------------------------|
| North | Single-Family Home | Residential Estate | Single-Family Residential |
| East | Single-Family Home | Residential Estate | Single-Family Residential |
| South | Single-Family Home | Single-Family-5 | Single-Family Residential |
| West | Single-Family Home | Residential Estate | Single-Family Residential |

Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates Single-Family Residential uses for this property. The request complies with the Future Land Use Plan.

Thoroughfare Plan -- Streets in proximity of the property have been constructed in accordance with the Thoroughfare Plan. The zoning exhibit shows right-of-way dedication on the property to total 25 feet from the centerline of North Street in anticipation of future maintenance or construction of the street. Thoroughfare impact fees will be assessed upon development of the property.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplain or wetlands, slopes, soils, or sensitive habitats on the property, which are unsuitable for development.

Access -- Access to the property will be provided from North Street.

Water and Sanitary Sewer Services -- Water and sanitary sewer services have been extended to the property. Water and wastewater impact fees will be assessed upon development of the property.

Schools -- Several schools are located near the property. Rogers Elementary School is located at the southeast corner of Rogers Road and Fisher Road. The Maple Street Sixth Grade Complex is located on the north side of Maple Street at Fourth Street. Staley Middle School is located on the southwest corner of North County Road and First Street. Frisco High School is located at the southwest corner of Parkwood Boulevard and Stonebrook Parkway. A future school site is not planned for this property.

Parks -- A neighborhood park, Youth Center Park, is located south of the property at the intersection of Mimosa Road and Maple Street. Two community parks are located in the area. Bicentennial Park is located to the east of this property at the terminus of North Street. Warren Sports Complex is located at the southeast corner of North County Road and Eldorado Parkway. Park fees will be assessed upon platting of the property. Fees will be used for the improvement and development of City parks.

Recommendation:

Recommended for approval as Single-Family-1. Should the Planning & Zoning Commission and/or City Council wish to apply appropriate zoning to the remaining lots on the north side of North Street, staff recommends that the Planning & Zoning Commission and/or City Council call a public hearing for this purpose.